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9:00 AM

Neighborhood Planning & Zoning

Z-11

January 10, 2005

Honorable Mayor Will Wynn and Austin City Council Members
P.O. Box 1088
Austin, TX 78767

**RE: 11920 IH 35 North,
Proposed GR-CO Rezoning
Case # C14-04-0174**

Dear Mayor Wynn and Austin City Council Members:

I am requesting your support and approval to add the following land uses to the referenced rezoning request:

- Business Support Services ✓
- Consumer Convenience Services ✓
- Food Sales ✓
- General Retail Sales (Convenience)
- Off-site Accessory Parking - No ✓
- Personal Improvement Services ✓
- Personal Services ✓
- Pet Services ✓
- Research Services ✓
- Restaurant (Limited)
- Restaurant (General)

My reasons for requesting that these land uses be added to the recommendation made by the Zoning and Platting Commission on December 7, 2004 are as follows:

- A) My property is located on IH 35, and is adjacent to a multi story building that is zoned CS. My property improvements consist of a small (1,910 S.F.) Victorian style building, which I completely renovated at significant expense, and 15 paved parking spaces.
- B) The City staff's original recommendation was GR with no restrictions; the staff recommendation was modified to GR-CO after I voluntarily agreed to prohibit nine land uses: auto repair, auto washing, bail bond services, exterminating services, commercial off-street parking, outdoor sports and recreation, drive-thru services (except financial), service station, and urban farm. I also agreed to prohibit any other uses on the property per the neighborhood's request.

- C) I currently provide a 25 foot landscape buffer from the adjacent residential properties, and I comply with all Compatibility Standards. I have agreed to not construct a fence along IH 35, per the neighborhood's request.
- D) I currently have the property leased to an auto rental company, and have agreed to limit the maximum number of vehicles on the property overnight to five, per the ZAP Commission's request. I appreciate the ZAP Commission's willingness to recommend GR-CO rezoning to allow auto rentals, but I am concerned about who I will be able to lease the property to after the current lease ends, unless other reasonable land uses are allowed besides auto rentals. It took me 18 months to find my current tenant. I do not believe this property is marketable with only auto rentals and LO uses permitted.

Thank you for your consideration to add reasonable GR land uses to this rezoning approval. I purchased this property as a Trust for my children's education, and wish to manage it in the best interests of the community. Please feel free to call or email me if any additional information is needed.

Sincerely,

LyLy Fisher
Owner

4808 Park Lane
Austin, TX 78732
512-266-7500
512-347-9651 fax

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